



16 Sandy Hill Close, Waltham Chase - SO32 2GU

In Excess of £525,000

WHITE & GUARD

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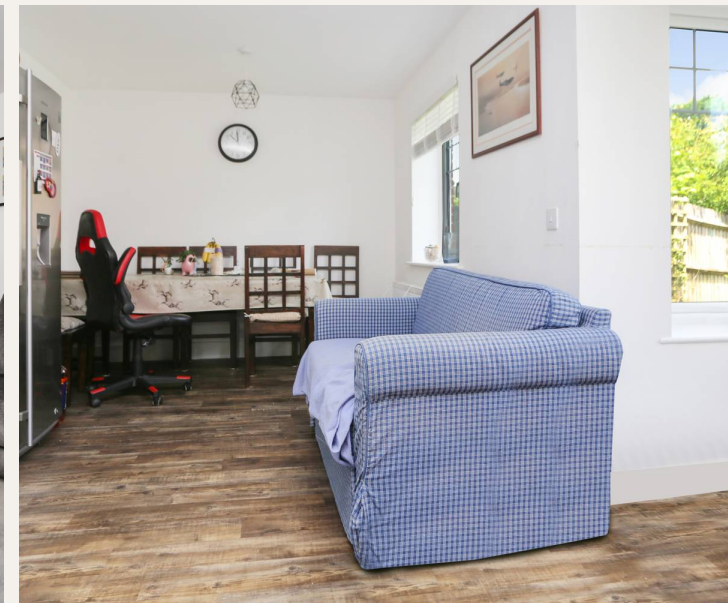
Waltham Chase, Southampton

The Fulford is a thoughtfully designed detached family home that was built by Linden Homes. The property enjoys a corner position within the development and comes with a driveway providing parking for several vehicles, detached garage and good size garden. Accommodation briefly comprises of a sitting room, modern kitchen, 18ft family/breakfast area, dining room and modern cloakroom on the ground floor. On the first floor there are then four bedrooms, ensuite to the master and family bathroom. Due to both the property's great location and the accommodation on offer an early viewing is certainly a must.

LOCATION

The property benefits from being within walking distance of the village school, shop, post office, church, and recreation ground. The neighbouring villages of Bishop's Waltham and Wickham are also only minutes away, both of which have a broad range of shops and amenities, as is Botley which has a mainline railway station. Both the Cathedral City of Winchester and Southampton Airport are also just under half an hour away, along with all main motorway access routes also being within easy reach.

- WINCHESTER COUNCIL BAND F
- EPC BAND B
- FOUR BEDROOM DETACHED HOME
- 18FT FAMILY BREAKFAST ROOM
- ENSUITE TO THE MASTER BEDROOM
- GOOD SIZDRIVEWAY PROVIDING OFF ROAD PARKING FOR IPLE VEHICLES
- GARDEN
- GARAGE



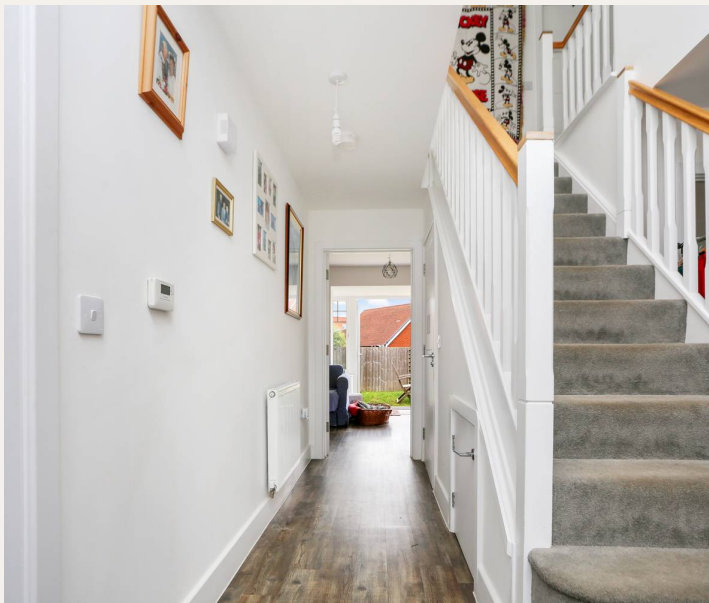


INSIDE

Approached via a pathway a double glazed front door takes you directly through to a spacious entrance hall, from which a central staircase then leads to the first floor, with door that leads through to a modern cloakroom, sitting room and heart of the house, the lovely light and airy kitchen/breakfast/family room and utility. To one side of the hall the room also opens out into a well proportioned dining room that has a window overlooking the front of the house. The sitting room, again a lovely bright room, is a dual aspect room with windows to both the front and side as well as the room also benefiting from both TV and various power points. The kitchen has been fitted with a modern range of wall and base units, with a range of appliances including an electric oven, gas hob and dishwasher with further appliance space. To one side of the kitchen there is then a separate utility room with fitted worktop and various appliance space. The family/breakfast area has both a window overlooking the rear garden as well as a bay with set of French doors that lead through to the rear garden. On the first floor landing there is access to the loft, airing cupboard and doors that then lead through to all four bedrooms. The master bedroom overlooks the rear garden and has a freestanding wardrobe and door that leads through to the modern ensuite with fitted shower, matching wash hand basin and low level WC, there is also a heated towel rail, complimentary tiling and spotlights. Bedroom two overlooks the front of the property, as does bedroom three, whilst bedroom four, also a good size room enjoys views over the rear garden.

OUTSIDE

Externally, to the front of the house the garden is laid to lawn with hedging marking its boundary, with driveway to the side that provides parking for several cars. The garage is detached, has an up and over door, power and light as well as eaves storage. The rear garden has a patio area, raised vegetable beds to one side, leaving the main part mainly lawned.



SERVICES:

Gas, water, electricity and mains drainage are connected. Please note that none of the services or appliances have been tested by White & Guard Broadband : Ultrafast Full Fibre

Broadband : Up to 1800 Mbps download speed Up to 120 Mbps upload speed. This is based on information provided by Openreach.

Service / Maintenance charges £480 pa

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Disclaimer

These particulars are not to form part of a Sale Contract owing to the possibility of errors and/or omissions. Prospective purchasers should therefore satisfy themselves by inspection or otherwise as to their correctness. All fixtures, fittings, chattels and other items not mentioned are specifically excluded unless otherwise agreed within the Sale Contract documentaries or left in situ and gratis upon completion. The property is also sold subject to rights of way, public footpaths, easements, wayleaves, covenants and any other matters which may affect the legal title. The Agent has not formally verified the property's structural integrity, ownership, tenure, acreages, estimated square footage, planning/building regulations status or the availability/operation of services and/or appliances. Therefore, prospective purchasers are advised to seek validation of all the above matters prior to expressing any formal intent to purchase.

